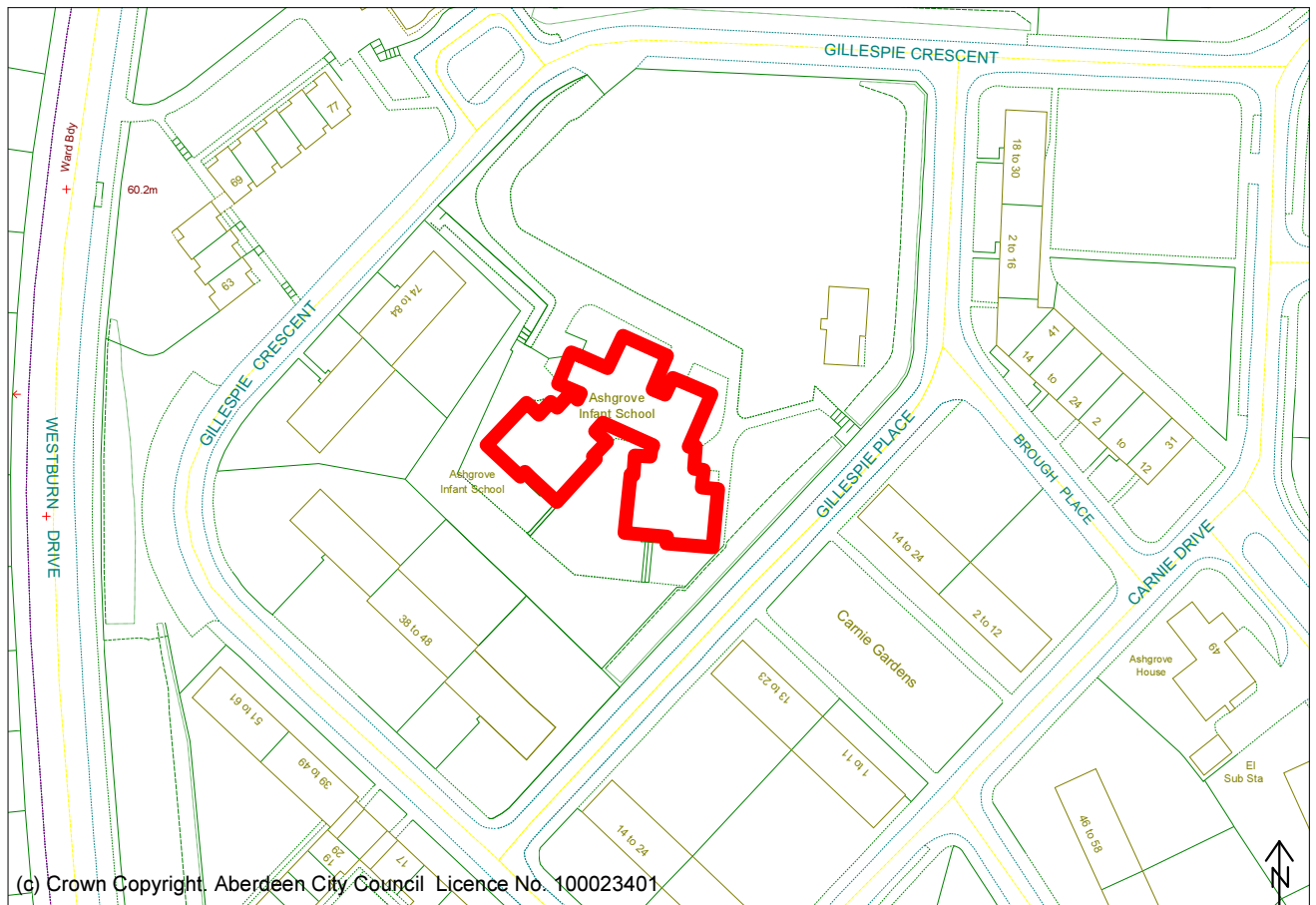


ASHGROVE FAMILY CENTRE, GILLESPIE PLACE, ABERDEEN

REPLACEMENT OF EXISTING SINGLE GLAZED WINDOWS AND DOORS WITH NEW DOUBLE GLAZED UNITS

For: Aberdeen City Council, Education Culture & Sport

Application Ref.	: P111526	Advert	:
Application Date	: 26/10/2011	Advertised on	:
Officer	: Matthew Easton	Committee Date	: 12 December 2011
Ward: Midstocket/Rosemount (B Cormie / J Laing / J Corall)		Community Council	: No comments



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RECOMMENDATION: Approve Unconditionally

DESCRIPTION

The site is the Ashgrove Children's Centre. It is a single storey building comprising three separate wings which dates from the late 1960's or early 1970's

The building is located within a residential area, which is characterised by a mix of flats and houses.

PROPOSAL

It is proposed to replace all the external windows and doors within the building. A total of 41 external windows would be replaced and 10 doors.

There would be areas of curtain walling installed in the larger openings with windows inserted within the walling.

All windows would be casement style and formed in grey powder coated aluminium.

REASON FOR REFERRAL TO SUB-COMMITTEE

The application is before the Sub-Committee because the application site is owned and operated by Aberdeen City Council.

CONSULTATIONS

ROADS SECTION – No observations.

ENVIRONMENTAL HEALTH – No observations.

COMMUNITY COUNCIL – No active Community Council.

REPRESENTATIONS

None received.

PLANNING POLICY

Aberdeen Local Plan (2008)

Policy 1 (Design) – To ensure high standards of design, new development must be designed with due context and make a positive contribution to its setting. Factors such as scale, massing, colour, materials, details, the proportion of building elements and landscaping will be considered in assessing this.

Policy 40 (Residential Areas) – In areas of existing residential development and areas where new residential development has taken place the predominately residential character and amenity of the area will be retained.

EVALUATION

- The proposed window replacements would improve the appearance of the building, enhancing the visual amenity of the area.
- There would be no adverse impact upon the surrounding residential uses. No new window openings would be created, only existing windows replaced and therefore there would be no privacy implications for residents as a result of the work.

RECOMMENDATION

Approve Unconditionally

REASONS FOR RECOMMENDATION

The proposed window replacements would improve the appearance of the building. There would be no adverse impact upon surrounding uses.

Dr Margaret Bochel

Head of Planning and Sustainable Development.